

Property at 00038 CRANBROOK

Prop ID 6350038

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Administrative Information

Owner name: PATNEY PRACHI CO-TTEE
 Second name: PATNEY SHARAD KUMAR CO-TTEE
 Address: 38 CRANBROOK
 City/state: AVON CT Zip: 06001

Location Information

Map: 011 Clerk map: 13 005
 Lot: 6350038 Neigh.: Zone: R40 Vol: 803 Page: 583

Assessments

Assmt category	Qty	Amount
Resident Land	.92	140,000
Resident Excess	.44	2,310
Resident Dwelling	1.00	558,470
Resident Outbldg	1.00	1,680

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 02-May-2016
 Sale price: 780,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,003,514

Summary

Total assessments	702,460
Total exemptions	
Net assessment	702,460

Utilities

Utility	Connecticut
Water	
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.2866
 Mkt/sale :
 Assmt/sale: .9006

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	200,000	200,000		200,000	140,000
Primary Site		40,075					
RES	12	.440	7,500	3,300		3,300	2,310
Residual		19,166					

1.360 acres

Total land value

203,300

142,310

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	47	A-		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2013

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full				1,608	383,030
Heating	Yes	A/C	Yes			10,950
Plumbing	5 F/B	1 H/B	4 Add'l fix.	Wh/p	Saunas	25,500
Attic	None	Attic size:				
Additions						180,851
Other Features	Mason Trim	M Stks RR				46,980
Sub-Total						647,311
Grade	A-	Factor	1.4500			938,601
CDU		C&D Factor	1.00			938,601
Depreciation				15 %		797,811
				Computed cost value @ 70%		558,468

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	689	30,869
G Garages	FSF Full-story fin o/gar	496	33,224
L Living Area	AIR Air conditioning	496	1,508
L Living Area	BSMT Basement addition	75	1,382
L Living Area	FRFF Frame first floor	75	8,586
L Living Area	AIR Air conditioning	75	228
L Living Area	BSMT Basement addition	266	4,902
L Living Area	FRFF Frame first floor	266	30,452
L Living Area	AIR Air conditioning	266	809
P Porches, Patios, Decks	BPAT Brick/flagstone pati	684	15,598
L Living Area	BSMT Basement addition	392	7,224
L Living Area	FRFF Frame first floor	392	44,877
L Living Area	AIR Air conditioning	392	1,192

Total additions 180,851

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	16	160	30.00	2018	C	4,800	50	2,400
Utility Shed									

